

ARTICLE 2

SEC. 21-2. GENERAL PROVISIONS.

2.1 Adoption of the Zoning Ordinance: Pursuant to the authority of Section 65800 et seq. of the Government Code, there is hereby adopted a Zoning Ordinance for Lake County, California, said Zoning Ordinance being a districting plan as provided by law.

2.2 Title of the Zoning Ordinance: This Ordinance shall be known and cited as the Zoning Ordinance; or the Lake County Zoning Ordinance.

2.3 Purpose and effect of the Zoning Ordinance:

- (a) Said Ordinance, serves to implement the adopted Lake County General Plan within the applicable unincorporated area of Lake County. This Ordinance is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare. More specifically this Ordinance is to:
 - 1. Provide a guide for orderly growth and development of the County.
 - 2. Encourage the most appropriate uses of land.
 - 3. Maintain and protect the value of property.
 - 4. Conserve and protect the natural resources of the County.
 - 5. Prevent overcrowding of land and avoid undue concentration of population.
 - 6. Protect the character and stability (social and economic) of agricultural, residential, commercial and industrial areas.
 - 7. Create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage and other facilities and public utilities, and ensure that these facilities are reasonably adequate to safely accommodate the specific proposed uses. **(Ord. No. 2128, 1/14/1993)**
- (b) The purpose of this Ordinance is also to minimize adverse effects of land uses and to promote healthful and safe community living and it is not intended as an overly broad regulation of private property. In meeting this purpose, it is the intent of the County to protect the constitutionally guaranteed property rights of the citizens of the County and to exercise its police power in a manner that will not constitute an unlawful regulatory taking. **(Ord. 1749, 7/7/1988)**
- (c) This Ordinance establishes various zoning districts in the County; establishes yards, heights, parking standards and open spaces within said districts; specifies the uses of land and of buildings permitted in said districts; prescribes regulations

for the erection, construction, alteration, and maintenance of buildings, structures, uses, signs and other improvements in said districts; including the requirement that permits be secured for certain of such buildings, structures, uses and improvements, and for the use of land; defining the terms used herein; specifying the procedure for any amendment hereof; prescribing penalties for the violation of any of the provisions hereof.

2.4 Applicability and exemptions:

(a) Applicability:

1. The provisions of this Chapter shall apply to all development undertaken in the unincorporated area of Lake County. **(Ord. 1749, 7/7/1988)**
2. No building or structure shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose, other than as permitted by and in conformance with the provisions of this Chapter and all other laws or maps referred to herein.

(b) Exemptions:

1. Development by the federal government or an agency of the federal government acting in its governmental capacity.
2. Development by the State of California or an agency of the State acting in its governmental capacity.
3. Development by local agencies exempt from County Zoning Ordinances pursuant to Government Code Section 53091.
4. Development undertaken by the County of Lake. **(Ord. 1749, 7/7/1988)**
5. Development by local agencies for treatment, storage, transmission or disposal of sewage. **(Ord. 1749, 7/7/1988)**

2.5 Conflicts with other County regulations:

If any provision of this Chapter conflicts with any provision of any regulation contained in any previously adopted Ordinance of the County, the provisions of this Chapter shall be controlling.

2.6 Declaration:

- (a) No building or structure shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land be used for any purpose, other than as permitted by and in conformance with the provisions of this Chapter and all other laws or maps referred to herein.

- (b) In carrying out the declaration of Subsection (a) above, the County shall endeavor to apply conditions necessary to mitigate identifiable adverse effects of land uses, while implementing the purposes of this Chapter. **(Ord. 1749, 7/7/1988)**

2.7 Fees:

The County Board of Supervisors may establish a schedule of fees for processing the various applications required by this Chapter. All required fees shall be paid at the time of filing the application with the Planning Department and no processing shall commence until the necessary fees are paid. **(Ord. 1749, 7/7/1988)**